

The Spruce

 4 BEDROOMS  2 BATHROOMS  1,338 FT²

The Spruce is a lovely 4 bedroom detached home with integral garage.

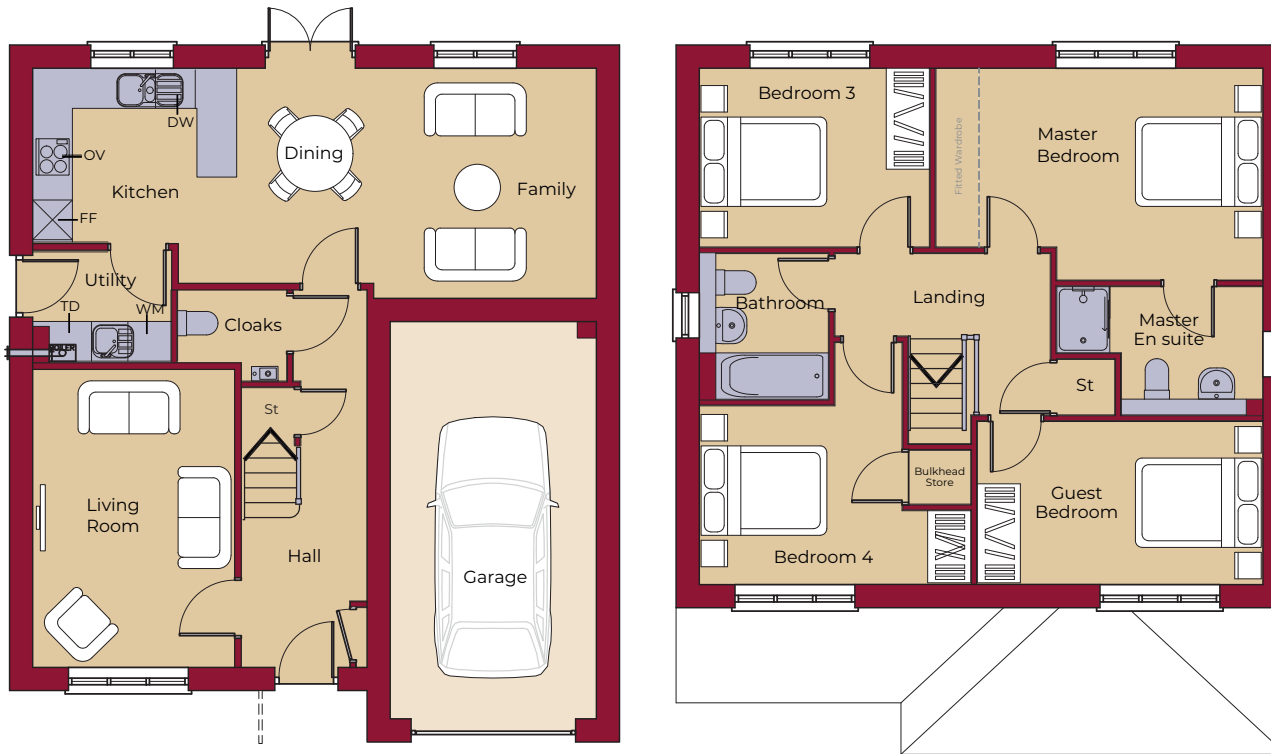
The ground floor accommodation offers a formal lounge to the front aspect, and a kitchen family dining room to the rear of the home. A utility room leads off the kitchen with space for both a washer and dryer, and a cloakroom completes the ground floor.

Upstairs there are four double bedrooms and a family bathroom. The master bedroom is en suite and is fitted with Hammonds wardrobes.



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DOWNSTAIRS

LIVING ROOM	4450mm x 3000mm 14' 7" x 9' 10"
KITCHEN	3065mm x 2600mm 10' 1" x 8' 6"
FAMILY / DINING	5370mm x 3425mm (max) 17' 7" x 11' 3" (max)
UTILITY	2050mm (max) x 1650mm 6' 9" (max) x 5' 5"
GARAGE	6000mm x 3110mm 19' 8" x 10' 2"

UPSTAIRS

MASTER BED	4910mm (max)(inc. 'robes) x 3170mm (max) 16' 1" (max)(inc. 'robes) x 10' 5" (max)
MASTER EN SUITE	3085mm (max) x 1935mm (max) 10' 1" (max) x 6' 4" (max)
GUEST BEDROOM	4285mm x 2435mm 14' 1" x 8' 0"
BEDROOM 3	3445mm x 2675mm 11' 4" x 8' 9"
BEDROOM 4	4075mm (max) x 3625mm (max) 13' 4" (max) x 11' 11" (max)
BATHROOM	2200mm x 1925mm 7' 3" x 6' 4"

KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

St Store